

## \$194,900 - 119 245 Edwards Drive, Edmonton

MLS® #E4450999

**\$194,900**

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

FACING THE PARK! This 2 bedroom 2 bathroom unit is a fantastic opportunity for an investor or a first time home buyer. Good sized kitchen with an island breakfast bar and living room adjoining the east facing balcony looking onto the park, this unit stays nice and cool during the summer months due to its location and exposure! 2 Bedrooms which are on opposite sides of the unit and (2) 4 piece baths with the primary having a large walk through closet which leads to the ensuite. The low condo fees in this unit include Heat and water/sewer payments and the building comes with a gym on the main floor free to use. Steps away from public transit, close to schools and shopping, walking trails minutes to the Henday, South Common & the QE2. This unit comes with 1 assigned parking stall and is priced to sell. Come see it today UPDATE! BRAND NEW VINYL PLANK FLOORING IN LIVING ROOM, KITCHEN, & BATHROOMS!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450999  |
| Price      | \$194,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 825                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 119 245 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1J9               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | On Street Parking, Exercise Room, Parking-Visitor, Patio |
| Parking Spaces | 1                                                        |
| Parking        | Stall                                                    |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                                                                                                                |
| # of Stories      | 4                                                                                                                               |
| Stories           | 1                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | None, No Basement                                                                                                               |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 99               |
| Zoning         | Zone 53          |
| Condo Fee      | \$460            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 8:47am MST